



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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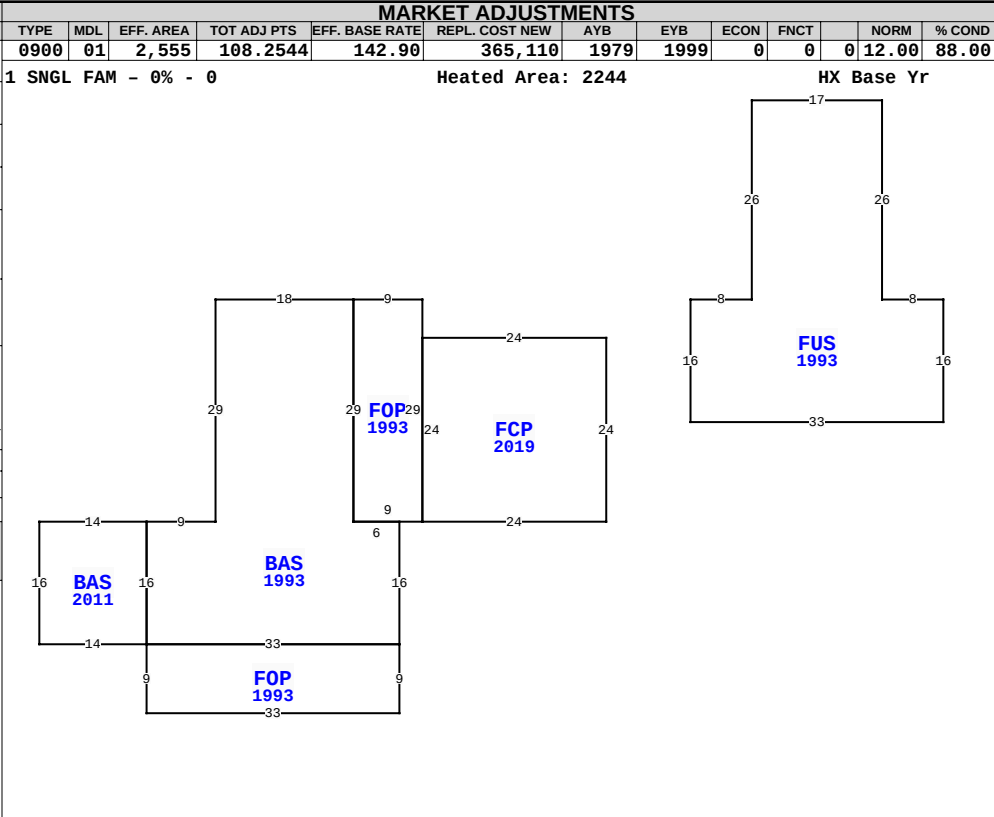
NEIGHBORHOOD/LOC	4006.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1993	1,050	132,040
BAS	224	100	2011	224	28,169
FCP	576	25	2019	144	18,109
FOP	261	30	1993	78	9,808
FOP	297	30	1993	89	11,192
FUS	970	100	1993	970	121,979

TOTALS	3,378			2,555	321,297
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	0	27	12	324.00	SF	20.10
3	0811	CONCRETE B	0	0	0	0	634.00	SF	5.20
4	0300	BOAT DCK W	0	0	8	8	64.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	3.93



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/09/2025
INC DATE			AG DATE	MLU

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0940	SHEDS/PORT	0	0	27	12	324.00	SF	20.10	20.10	100	1989	1989	3	20	1,302	
3	0811	CONCRETE B	0	0	0	0	634.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,797	
4	0300	BOAT DCK W	0	0	8	8	64.00	SF	30.00	30.00	100	2002	2002	3	29	557	

TOTAL OB/XF															5,196		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL						
OR	0.00	0.00	3.93	AC		1.00	1.00	0.90	100,000.00	90,000.00	3						

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										321,297	
TOTAL LAND VALUE - MARKET										353,700	
TOTAL MARKET VALUE										680,193	
SOH/AGL Deduction										202,537	
ASSESSED VALUE										477,656	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										477,656	
TOTAL JUST VALUE										680,193	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										576,643	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800415	H/AC	0	01/01/2018
E22889	ELEC OTHER	0	09/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2473/0107	6/21/2021	QC	U	I	11	100	
GRANTOR: RAHME RUBEN OCTAVIO M							
GRANTEE: RAHME RUBEN OCTAVIO							
2294/0728	7/31/2019	WD	Q	I	01	350,000	
GRANTOR: SZWEDZINSKI B J							
GRANTEE: RAHME RUBEN OCTAVIO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W9 BAS=[YR=1993] W18 S29 W9BAS=[YR=2011] W14 S16 E14 N16 \$ S16 FOP=[YR=1993] S9 E33 N9 W33 \$ E33 N16 W6 N29 \$ S29 E9 FCP=[YR=2019] E24 N24 W24 S24\$ N29 \$ PTR= E35 FUS=[YR=1993] E8 N26 E17 S26 E8 S16 W33 N16 \$ W35 \$.									